

**NEW CONSTRUCTION!**

# FOR SALE OR LEASE

# 3125 N 44TH ST

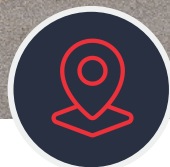
PHOENIX, AZ 85018



BRAND NEW  
CONSTRUCTION



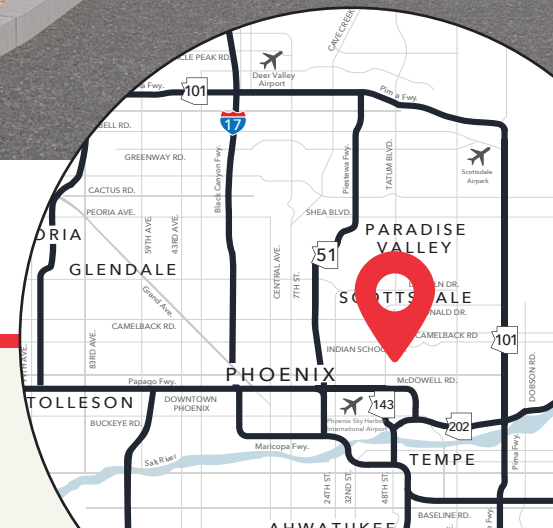
±4,102 SF  
AVAILABLE



GREAT ARCADIA  
LOCATION W/ 44TH  
STREET FRONTAGE



FREESTANDING  
BUILDING



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

ANDREW CHENEY  
PRINCIPAL, SIOR, CCIM, CRE  
acheney@leeazona.com  
D: 602.954.3769

GREGG KAFKA  
PRINCIPAL, CCIM  
gkafka@leeazona.com  
D: 602.954.3777

**COPPOLA • CHENEY**  
THINK. ADVISE. ACT.®



- Delivers November 2026
- 5:1,000 Parking
- Canopy Parking Available
- Attractive Modern Design
- Rare, New, Freestanding Building
- Access to Arcadia and Biltmore Demographics

**±4,102 RSF**



**FUTURE HOME OF ARCADIA ENDODONTICS**



# AREA HIGHLIGHTS



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D: 602.954.3769

GREGG KAFKA  
PRINCIPAL, CCIM  
gkafka@leearizona.com  
D: 602.954.3777

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